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Wrecsam LL11 1LG

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Application for non-material amendment following a grant of planning permission

Town and Country Planning Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Land at Tan y Bont

Address Line 1

Main Road

Address Line 2

Old Rhosrobin

Town/city

Rhosrobin

Postcode

LL11 4RL

Description of site location (must be completed if postcode is not known)

Easting (x)

333144

Northing (y)

352594

Description

Land subject to planning permission P/2021/0135 currently under construction.

Applicant Details

Name/Company

Title

Mr

First name

Sean

Surname

McBride

Company Name

Castle Green Homes

Address

Address line 1

Bridgemere House

Address line 2

Chester Road

Address line 3

Town/City

Preston Brook

Country

United Kingdom

Postcode

WA7 3BD

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Email address

***** REDACTED ******

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- [x] Yes
- [ ] No

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter, including the application reference number and date of decision in the sections below

Reserved Matters pursuant to outline application P/2016/0189.

Reference number

P/2021/0135

Date of decision

15/11/2021

For the purpose of calculating fees, which of the following best describes the original application type?

- [ ] **Householder development:** Development to an existing dwelling-house or development within its curtilage
- [x] **Other:** anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Non-material amendment to approved scheme to substitute housetypes on 25no. plots

Please state why you wish to make this amendment

Greater understanding of consumer demand.

Are you intending to substitute amended plans or drawings?

- [x] Yes
- [ ] No

If yes, please complete the following details

Old plan/drawing numbers

RHRO-SP01 REV V1 – Proposed Site Plan (1 of 2)
RHRO-SP02 REV V1 – Proposed Site Plan (2 of 2)
P.1421.21.04 REV J – Landscape Proposal (Sheet 1 of 2)
P.1421.21.04 REV J – Landscape Proposal (Sheet 2 of 2)

New plan/drawing numbers

Site Layout (ROSSRD-SL.01- Rev AB);
Landscape Layout (2 Sheets) (Ref: P.1421.21.06 Rev B);
Planting Plans (10 Sheets) (Ref: P.1421.21.05 Rev B);

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Email correspondence

Date (must be pre-application submission)

13/02/2025

Details of the pre-application advice received

Email exchange concerning the scope of the amendment and whether it constituted a non-material amendment to the approved scheme.

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

◯ Yes
⊘ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Sean McBride

Date

13/03/2025